SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/1307/92 *Received:22-DEC-92* *Type:FULL*

Name: Mr S Newell
The Old Post office
Broadgate
Sutton St Edmund
Spalding, Lincs

Agent: P Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech, Cambs

Description: Conversion and extension to provide dwelling

Location : The Old Chapel Broadgate
Sutton St Edmund Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The materials to be used for the construction of the proposed extension and chimney shall match, as closely as possible, those used for the construction of the existing building.

Reason: In the interests of visual amenity.

3 Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1988, no further alterations or extensions shall be carried out other than those authorised by this permission.

Reason: In the interests of visual amenity and to preserve the character of this building.

This permission is granted in accordance with the application submitted as revised by the amended plan, (drawing number 492-2A), received by the Local Planning Authority on the 10 February 1993.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
16-FEB-93 H19/1307/92

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H19/1307/92.

Date Registered 22 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. S. NEWELL
THE OLD POST OFFICE,
BROADGATE,
SUTTON ST. EDMUND

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

PETER HUMPHREY
PORTMAN LODGE, CHURCH ROAD,
WISBECH ST. MARY,
WISBECH.
Tel. No. 0945 410 619
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE OLD CHAPEL, BROADGATE, SUTTON ST. EDMUND.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED ALTERATIONS & EXTENSION TO THE OLD CHAPEL

Please complete

Signed P Humphrey Date 18:12:92

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £110 If you consider no fee is payable include a written explanation instead.

Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION** CHANGE OF USE AND/

This is a **full** application for /or new building works (✓) ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting Design External Appearance

Means of Access Landscaping

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. If building works are proposed, please state extra floor space to be created:	22.54 NONE sq. metres
B. Please state size of any new structure:- (a) max. height:	3 500 metres
(b) max. length:	5.726 metres
(c) max. width:	3 937 metres
C. Please state type and colour of materials for facing external walls:	FACING BRICKS TO MATCH EXISTING
D. Please state type and colour of roofing materials.	GREY SLATES
E. Has a survey of the site been undertaken? State Yes or No	YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. — STORAGE

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road	✓	
or		
B. There will be a new or altered access to a public road		➡ If so, name of road: Will there be – Individual access(es) / New estate road
C. What provision will be made for garages or parking within the site?	SEE PLAN	

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees	✓	
B. The proposal does involve the felling of one or more trees		➡ If so, please show details on plans.

DRAINAGE Please complete

A. Please state how surface water will be disposed of	RAIN WATER SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	N/A
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer [ ] Cesspool [ ] Septic tank [✓]

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... ~~(Applicant~~ / Agent) Date 21.12.92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~(Applicant~~ / Agent) Date 21.12.92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other Cruciform shaped chapel of brick and slate construction. Some windows and replaced arches. Attractive. Land/cemetery at rear, play garage. Farm to E. House to N. Date 1870

Inspected by DMG
Date 7/1

Notice posted by DMG
Date 7/1 (on noticeboard of chapel)

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG ~~SMG~~ 11/2

Within CD. No objections in principle to change of use.
Existing elevations of chapel not fundamentally affected.
No objection raised, therefore, in terms of design.
Extensive sympathetic
Neighbours not materially affected in my opinion.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....DMG.....

Senior Officer .....~~DMG~~ 11/2

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/~~Reasons~~
(continue overleaf)

(1) TL 1

(2) The ~~materials~~ to be used for the construction of the proposed extension and chimney shall match, as closely as possible, those used for the construction of the existing building.
Reason: In the interests of visual amenity

(3) Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1988, no alterations or extensions shall be carried out without planning permission.
Reason: In the interests of visual amenity and to preserve the ~~historical~~ character of this building

~~Notes to applicant~~

- Disabled
- Outstanding RM
- Amended plans

Note
(4) (W) SWS — dtg n° 492-2A rec'd by the LPA on 10/2/93.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ___ Highway S/W ___ Agric appraisal ___

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	_____	_____
Setting of LB	_____	_____
Public Right of Way	_____	_____
Discretionary	_____	_____
Extra Consultations:		
Dept of Transport	_____	_____
Environmental Serv.	_____	_____
LB/Cons. Area - Local	_____	_____
- Local & National	_____	_____
- English Heritage	_____	_____
Consultant: Name _____		_____ Order No ___
Other:	_____	_____

Case Officer DAVID GEDNEY Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P2062

Date first Rec'd 22 DEC 1992

Registration

Reference H19/1307/92

Cross-Ref B19/0845/92

Date 29/12/92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee ~~£55~~ £110

Additional Refund ~~£55~~

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 394

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward W

Parish SSE

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps 1243/90

B Reg Records: 0279/90
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H19/1307/92 Received:22-DEC-92 Type:FULL

Name: Mr S Newell
The Old Post office
Broadgate
Sutton St Edmund
Spalding, Lincs

Agent: P Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech, Cambs

Description: Conversion and extension to provide dwelling

Location : The Old Chapel Broadgate
Sutton St Edmund Spalding, Lincs

South Holland District Council hereby give notice that permission has been granted/~~refused~~ etc on the following conditions/~~reasons~~:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The materials to be used for the construction of the proposed extension and chimney shall match, as closely as possible, those used for the construction of the existing building.

Reason: In the interests of visual amenity.

3 Notwithstanding the provisions of the Town and Country Planning (General Development Order) 1988, no alterations or extensions shall be carried out ~~without planning permission~~. FURTHER OTHER THAN THOSE AUTHORISED BY THIS PERMISSION.

Reason: In the interests of visual amenity and to preserve the character of this building.

This permission is granted in accordance with the application submitted as revised by the amended plan, (drawing number 492-2A), received by the Local Planning Authority on the 10 February 1993.

15-FEB-93 AD check....AS 17/2....

Authorised to issue (inc Delegation).....MB. 18/2..

BRIAN SM. 1 Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/1307/92 Type: FULL

Applicant: Mr S Newell
Tel:

Agent: P Humphrey
0945 410619

Description: Conversion and extension to provide dwelling

Location: The Old Chapel
Broadgate
Sutton St Edmund
Spalding, Lincs

Valid date: 22-DEC-92
Target dates:
To case officer 29-DEC-92
Inspected by 01-JAN-93
Extra contacts 05-JAN-93
Report if not clear by 26-JAN-93

Terminal date: 16-FEB-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 22.54 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St E 0406 26739	05-JAN-93	19-JAN-93
Cllr Mrs E O Hall-Pa 0945 700 829	05-JAN-93	19-JAN-93
Site/Press Advert MIN	~~08~~-JAN-93	~~22~~ 29-JAN-93

L.C.C. - No objections 07 28 7/1/93

E N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H19/1307/92

Applicant: Mr S Newell
The Old Post office
Broadgate
Sutton St Edmund
Spalding, Lincs

Agent: P Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech, Cambs

Description: Conversion and extension to provide dwelling

Location: The Old Chapel Broadgate
Sutton St Edmund Spalding, Lincs

Type: FULL

Date received: 22-DEC-92

05-JAN-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 20-JAN-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: We are in full support of this application

Signed: R Clarke

S.H.D.C. PLANNING DEPT.
RECEIVED
19 JAN 1993 DG

Attention of	File Nos.
DPO MPM	
DCPO BS	
JC AGP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

Mr P Humphrey
Portland Lodge
Church Road
Wisbech St Mary
Wisbech
Cambs

Mr D M Gedney

DMG/JP/H19/1307/92

2 February, 1993

Dear Sir

Planning Application H19/1307/92 - Conversion and Extension to Provide Dwelling, The Old Chapel, Broadgate, Sutton St Edmund

I refer to the above planning application recently submitted by yourself on behalf of Mr S Newell.

Whilst complimenting the scheme overall, I would nevertheless be pleased to receive your representations in respect of minor alterations in respect thereof.

For instance, it is my opinion that the roof linking the existing building with the proposed extension would appear somewhat incongruous and that its omission would consequently be beneficial if this is technically possible.

Further, it would appear that the proposed extension incorporates bargeboard on the gable end and also fascia board. In my view, oversailing brickwork would be more appropriate, along with a reduced window on the front elevation serving the utility room.

I will be pleased to receive your comments in respect of the above within the next 10 days, therefore, including amended plans if you are agreeable.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Peter Humphrey *associates*

architectural technicians
building design consultants
self build management
design and build

Pearman Lodge, Church Road,
Wisbech St Mary, Wisbech,
Cambridgeshire PE13 4RS
Telephone (0945) 410410
Facsimile (0945) 410411

PH/JK/492

8 February 1993

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

AMENDED PLAN
Ref.

Your ref: H19/1307/92

Dear Sir

RE: CONVERSION AND EXTENSION TO OLD CHAPEL,
BROADGATE, SUTTON ST. EDMUNDS

Further to your letter of 2 February, I now have pleasure in enclosing 4 copies of the amended drawing as agreed, which I trust you will find acceptable.

SOUTH HOLLAND D.C.
PLAN DEPT
10 FEB
REF ..... Acts. H.L

Yours faithfully

P Humphrey
Principal

Encls.

OFFICE USE ONLY

Validation	Adequate detail Acknowledged	☐ ..... KL	Confirmed .....

Liaison with Building Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans ~~needed~~ received	☑	Reference 845/12
	New application needed	☐	
	New application requested	.....	
	Indexed	..... KL	

		Preliminary	Final
	Dates	.....	DK 20/4
A. Post-decision	Immaterial/acceptable as amendment	☐	☑
	New application needed	☐	☐
	Indexed		.....
B. Current	Same char/desc. Admin. confirmation	☐	☐
	No publicity/residents	☐	☐
	Records edited		.....
	New application needed	☐	☐
	Indexed		.....
	Fee paying resubmission (Admin. confirmation)		Fee/Non-fee

Case Officer:

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

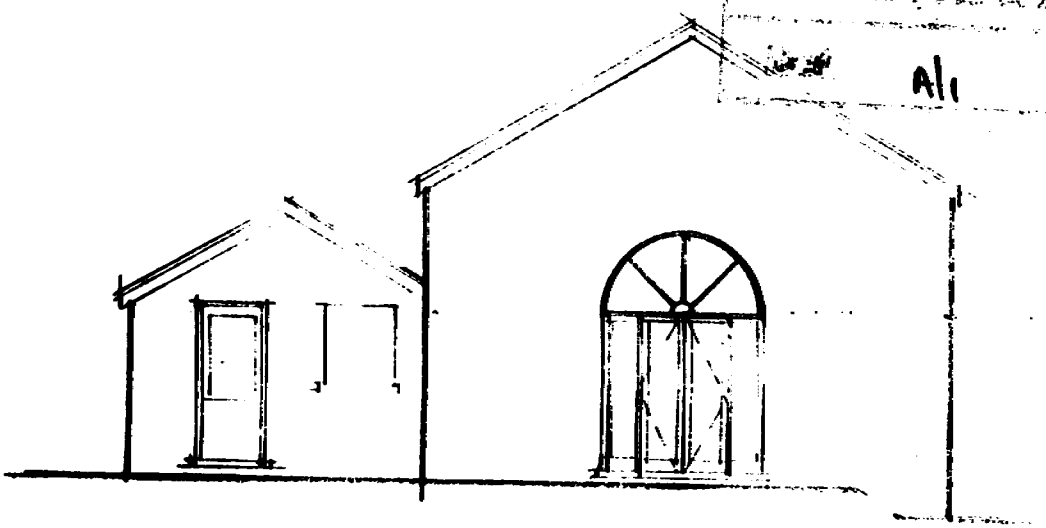
Site notes:

Details accepted, if different:

Notes:

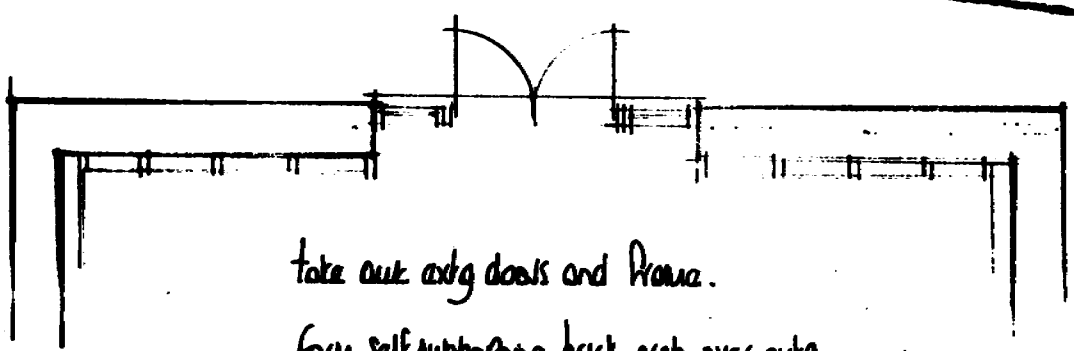
Affect on plots/fees:

APPROVED PLANS
A1



rear elevation

SOUTH HOLLAND D.C.
PLAN DEPT
23 APR 1993
REF 1307/92



take out extg doors and frame.

form self supporting brick arch over extg opening to accept purpose made semi circular stepped glazed panel over purpose made French doors and sidelights

Lounge

ground floor plan